Metro*Stats*

Affordable Housing Production in the Twin Cities

February 2010

This annual report summarizes new affordable housing added each year by Twin Cities area cities and townships.

Every year the Metropolitan Council determines a price-point for new owner-occupied housing that is affordable to households at 80 percent of area median family income as calculated by the U.S. Department of Housing and Urban Development, at the prevailing home mortgage interest rates, estimated to be 6.125 percent for a 30-year fixed-rate home loan in 2008. This definition assumes that households earning 80 percent of the region's median income can afford mortgage costs (mortgage payments, taxes, insurance and related housing costs) without spending more than 30 percent of their income. The area median income (AMI) for 2008 was $80,900; 80 percent of AMI was $64,720. The Council considered owner-occupied units affordable if the price was less than $214,900.

For affordable rental units, the Council used the maximum monthly rents permitted in the metropolitan area for the federal low-income housing tax credits to housing serving households at 50 percent of AMI or $40,450 in 2008 ($707/month for an efficiency or single-room occupancy unit, $758/month for a one-bedroom unit, $910/month for a two-bedroom unit, and $1,051/month for a three-bedroom or larger unit).
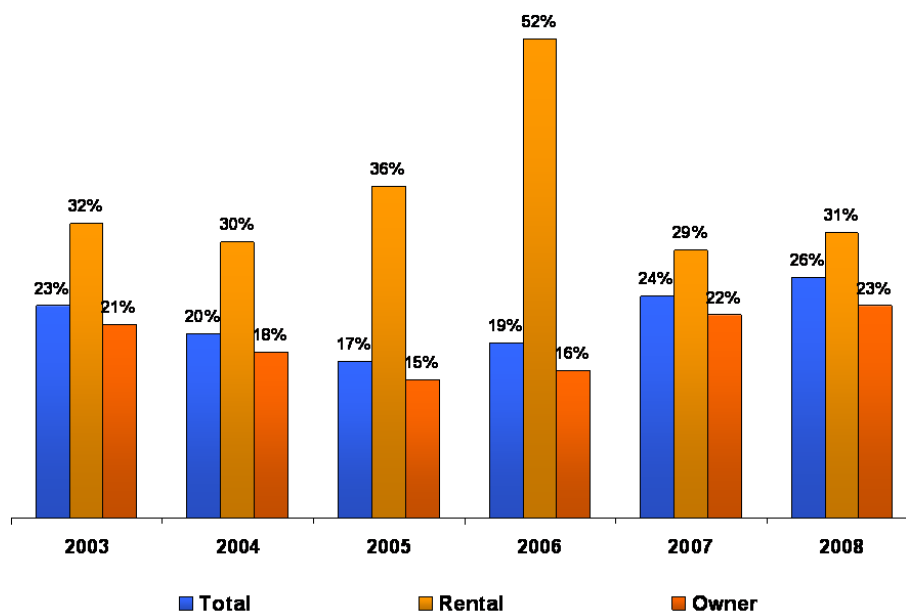
For more information on the methodology, see Appendix A on p. 9.

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Highlights

Percent of Units Permitted that were Affordable, 2008

	2003	2004	2005	2006	2007	2008
Total	23%	20%	17%	19%	24%	26%
Rental	32%	30%	36%	52%	29%	31%
Owner	21%	18%	15%	16%	22%	23%

- Overall in 2008, there were 1,388 new affordable units (owner and rental units combined) added in the Twin Cities region; 26 percent of all housing built in 2008 was affordable. This was an increase from the 24 percent calculated in 2007.

- Thirty-one percent of all rental units added were affordable. This was an increase from the 29 percent calculated in 2007.

- 565 new affordable rental units were added. Almost half were built in the developing communities.

- Twenty-three percent of all new owner-occupied housing units added were affordable. This was an increase from the 22 percent calculated in 2007.

- 823 new affordable owner units were added. Almost three-quarters were built in developing communities.

- From 1996 through 2008, there were 48,649 new affordable units (owner and renter units combined) added in the Twin Cities region; 25 percent of all new housing added was affordable.

- 10,408 affordable rental units were added, or 31 percent of all rental units added.

- 38,241 new affordable owner-occupied housing units were added, or 24 percent of all new owner-occupied housing units added.
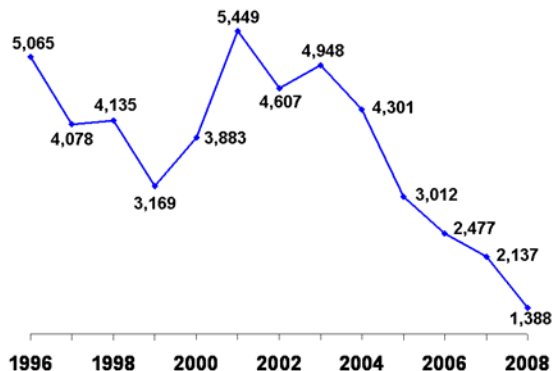
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Total New Affordable Housing Permitted in 2008

Overall in 2008, there were 1,388 new affordable units (owner-occupied and renter units combined) added to the Twin Cities region, which means almost 26 percent of the owner and rental housing built in 2008 was affordable. This was an increase from the 24 percent calculated in 2007 though the total number of affordable units fell 35 percent from 2007.

Continuing a trend, 1,388 was the lowest total number of affordable units permitted in the 13 years of the Metropolitan Council's survey. The number of affordable units produced by the region has steadily decreased every year since 2003.

Number of Affordable Units Added in 2008

- None Permitted
- 1 - 24
- 25 - 39
- 40 - 50
- Over 50
- Not Under Council Jurisdiction

The majority of the new affordable units constructed (61 percent) were built in the developing communities with 851 units being added. The developed suburbs had 325 new affordable units added or 23 percent of the regional total in 2008. The central cities had 169 new affordable units added or 12 percent of the regional total in 2008. The rural centers had 34 new affordable units added or 2 percent of the regional total in 2008. Other rural communities added 9 new affordable units or 1 percent of the regional total in 2008.

The top 10 communities producing new affordable renter and owner-occupied units during 2008 were:

Hugo	124	Rosemount	68
Lakeville	120	Maple Grove	62
Maplewood	110	Brooklyn Park	60
Minneapolis	96	Bloomington	50
St. Paul	73	Blaine	49
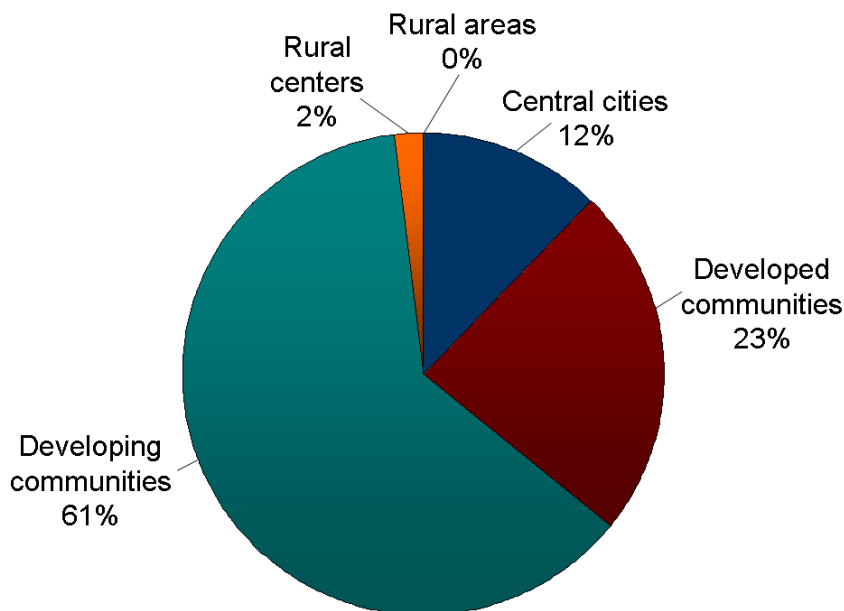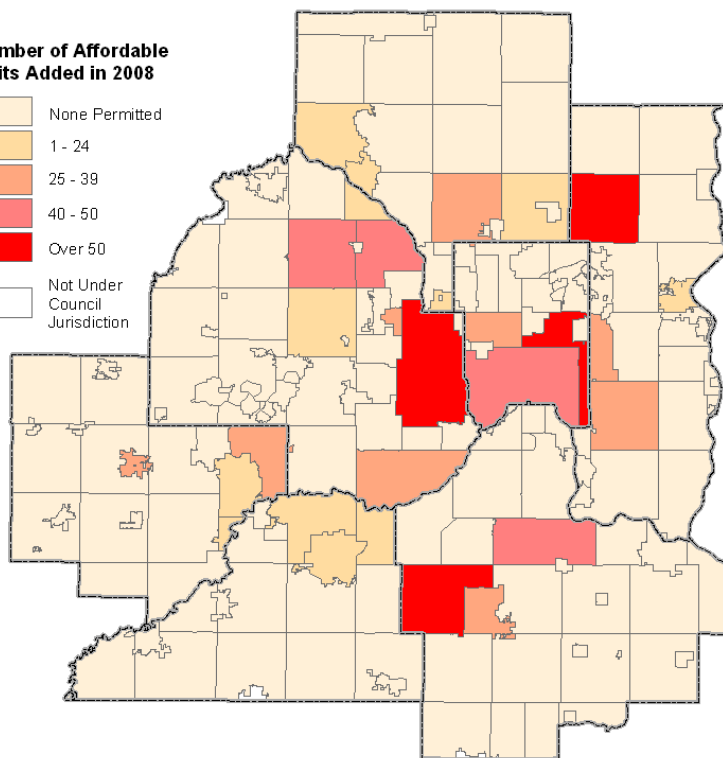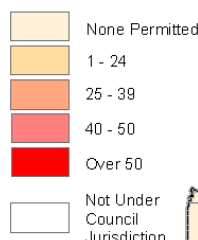
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New Affordable Owner-Occupied Housing Permitted in 2008

Over 23 percent of the new owner-occupied housing units permitted in 2008 were deemed to be affordable. This was an increase from the 22 percent calculated in 2007. Thirty-two communities showed gains in affordable owner-occupied units from the previous year with the largest number built in Hugo (124 units).

Of all the new affordable owner-occupied units added in 2008 (823 units), almost 71 percent were built in the developing communities. The fully developed suburbs contributed almost 19 percent of the total. The central cities added around 5 percent of the total. The rural centers added around 4 percent of the total, while other rural areas added around 1 percent.

The top 10 communities producing new affordable owner-occupied units in 2008 were:

Hugo	124
Maplewood	62
Brooklyn Park	60
Blaine	49
Rosemount	45
Woodbury	42
Minneapolis	38
Chanhassen	34
Lakeville	33
Plymouth	26

Number of Affordable Owner Units Added in 2008

- Under 5
- 5 - 14
- 15 - 29
- 30 - 49
- Over 50
- Not Under Council Jurisdiction

Rural areas 1%
Rural centers 4%
Central cities 5%
Developed communities 19%
Developing communities 71%
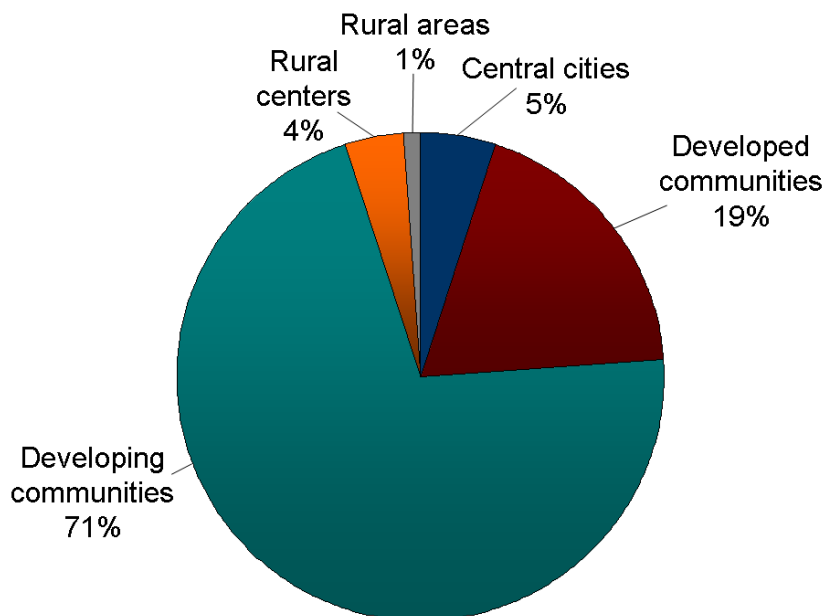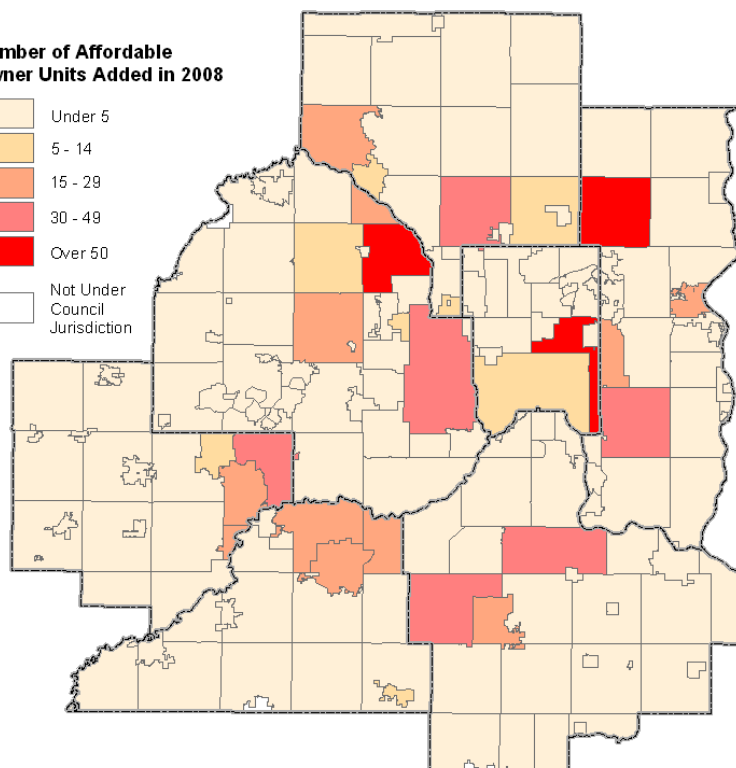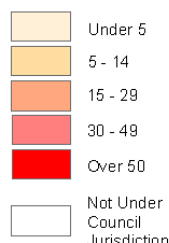
New Affordable Rental Housing Permitted in 2008

Almost 31 percent of the new rental housing units permitted in 2008 were deemed to be affordable. This was an increase from the 29 percent calculated in 2007. Nine communities showed gains in affordable rental units from the previous year, with the largest number in Lakeville (87 affordable rental units).

There were only 12 communities that produced affordable rental units in 2008. Of the stock of new affordable rental units added in 2008 (565 units), around 47 percent were built in the developing communities. The developed suburbs added around 31 percent of the total, while the central cities were at 22 percent. The rural centers and other rural areas added no affordable rental units in 2008.

The top 10 communities producing new affordable rental units in 2008 were:

Lakeville	87
St. Paul	66
Minneapolis	58
Maple Grove	56
Bloomington	50
Maplewood	48
Waconia	48
Roseville	39
Robbinsdale	36
Oakdale	29
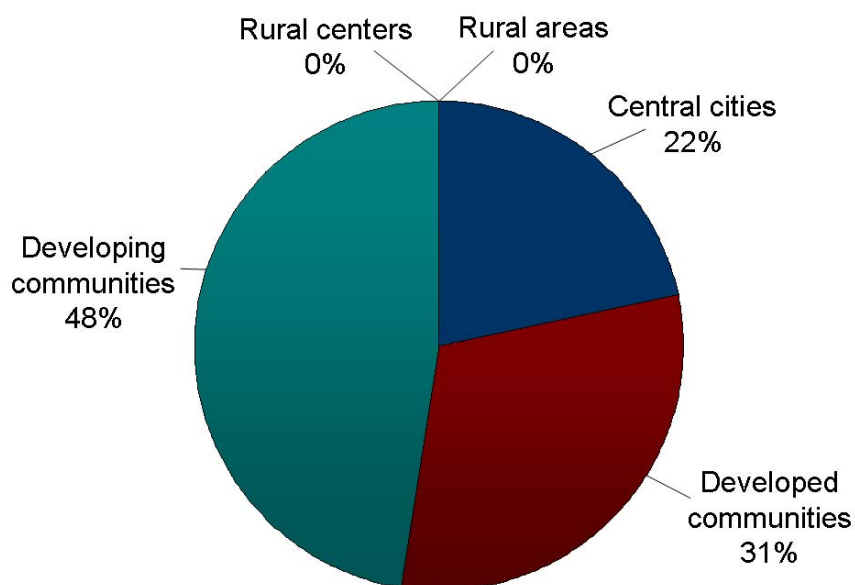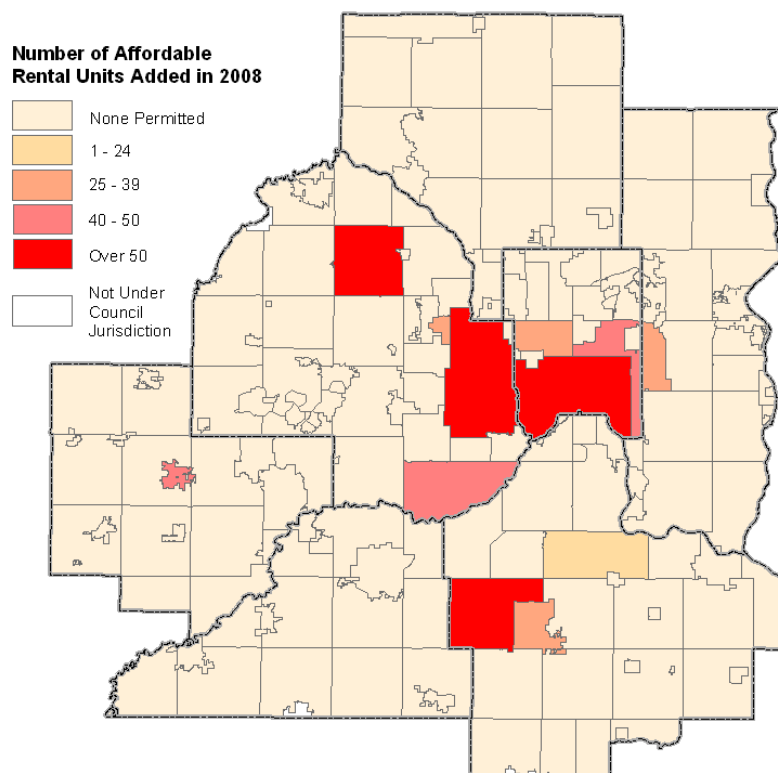
Number of Affordable Rental Units Added in 2008

- None Permitted
- 1 - 24
- 25 - 39
- 40 - 50
- Over 50
- Not Under Council Jurisdiction

Rural centers 0%
Rural areas 0%
Central cities 22%
Developing communities 48%
Developed communities 31%

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Production of New Affordable Housing, 1996-2008

In their responses to the survey, communities reported permits issued for 192,231 new rental and new owner-occupied units between 1996 and 2008. Of these, 48,649 were deemed affordable. These units include 10,408 new affordable rental units out of the 33,785 total new rental units constructed, and 38,241 new affordable owner units out of the 158,446 total new owner units constructed.

Over twenty-five percent of the new housing units (rental and owner) reported from 1996 to 2008 were deemed affordable.

The majority (60 percent) of the new affordable owner and renter units constructed from 1996 to 2008 were built in the developing communities with 29,310 units being added. The developed suburbs had 9,311 new affordable units added or 19 percent of all new affordable units added. The central cities had 7,261 new affordable units added or 15 percent of all new affordable units added. The rural centers had 2,137 new affordable units added or 5 percent of all new affordable units added. Rural communities added 630 new affordable units or 1 percent of all new affordable units added.

The top ten communities producing new affordable renter and owner units since 1996 were:

Minneapolis	4,782
Shakopee	2,606
St. Paul	2,479
Maple Grove	2,195
Woodbury	2,000
Farmington	1,663
Lakeville	1,642
Blaine	1,604
Inver Grove Heights	1,440
Hugo	1,289

Number of Affordable Units Added 1996-2008

- Under 200
- 200 - 499
- 500 - 999
- 1,000 - 2,000
- Over 2,000
- Not Under Council Jurisdiction
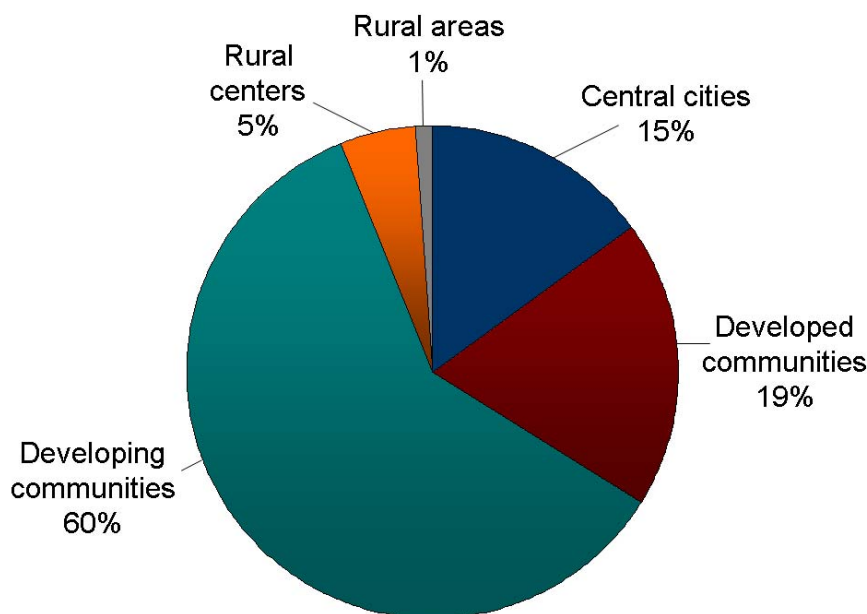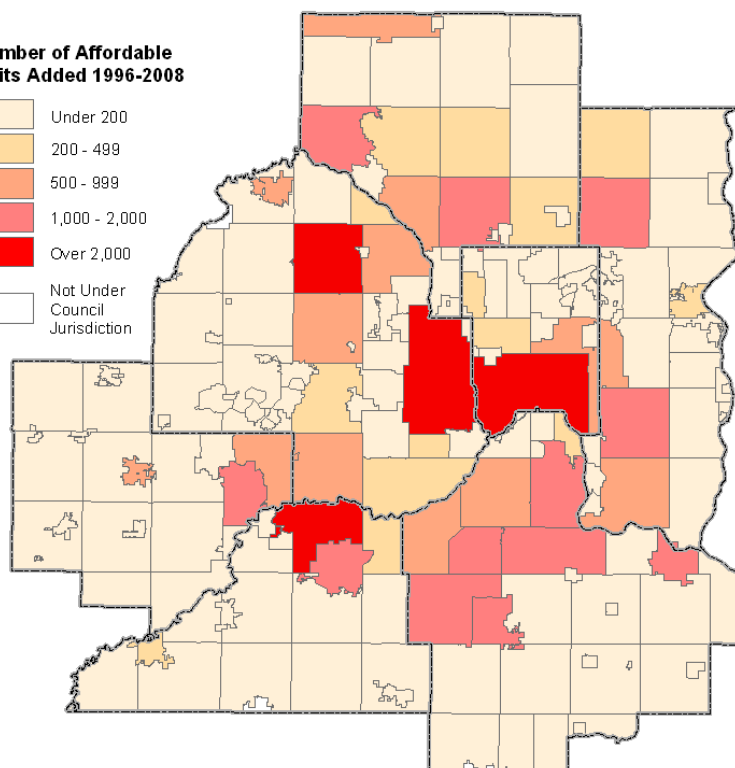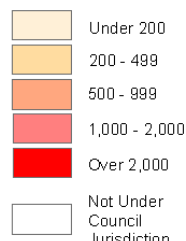
- Rural areas 1%
- Rural centers 5%
- Central cities 15%
- Developed communities 19%
- Developing communities 60%

Production of New Affordable Owner-Occupied Housing, 1996-2008

Over 24 percent of the new owner-occupied housing units reported from 1996 to 2008 were deemed to be affordable.

Of all the new affordable owner-occupied units added to the region (38,241 units) from 1996 to 2008, 67 percent were built in the developing communities. The developed suburbs contributed almost 18 percent of the total while the central cities added 9 percent of the total. The rural centers added 5 percent, and the other rural communities added almost 2 percent of the new affordable owner units during these years.

The top ten communities producing new affordable owner-occupied units since 1996 were:

Shakopee	2,513
Minneapolis	2,125
Maple Grove	1,876
Woodbury	1,858
Farmington	1,562
Blaine	1,470
Lakeville	1,405
Hugo	1,289
Ramsey	1,237
St. Paul	1,167
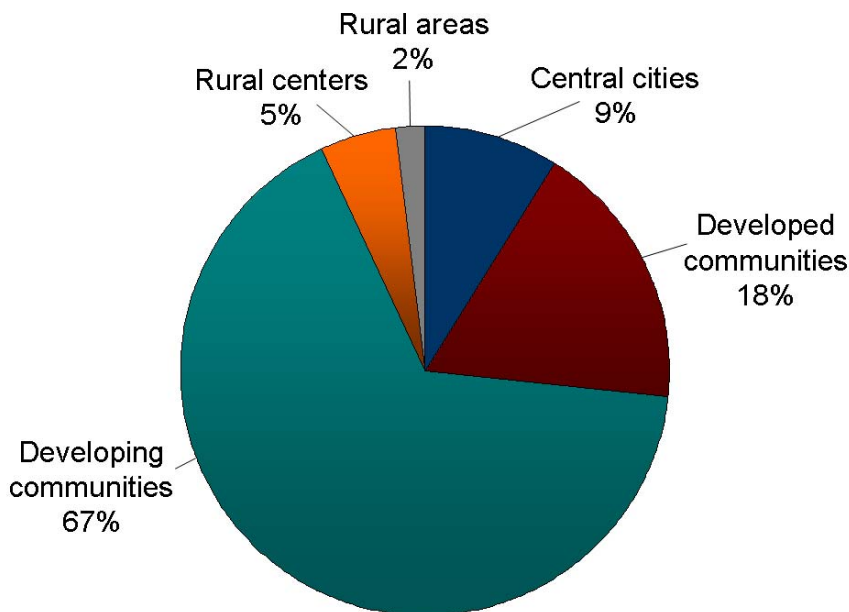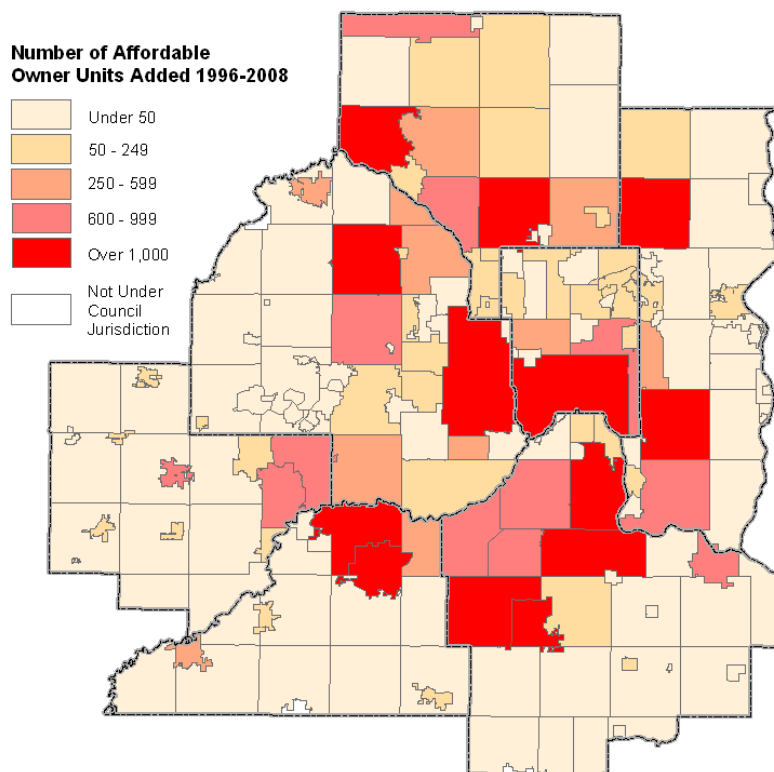
Number of Affordable Owner Units Added 1996-2008

- Under 50
- 50 - 249
- 250 - 599
- 600 - 999
- Over 1,000
- Not Under Council Jurisdiction

Rural areas 2%
Rural centers 5%
Central cities 9%
Developed communities 18%
Developing communities 67%

Production of New Affordable Rental Housing, 1996-2008

Almost thirty-one percent of the new rental housing units added from 1996 to 2008 were deemed to be affordable.

Of all the new affordable rental units added (10,408 units) from 1996 to 2008, 38 percent were built in the central cities. The developing communities contributed 36 percent of the total, while the developed suburbs added 25 percent of the total. Rural centers added 1 percent of the total while the other rural communities added a negligible number (less than 1 percent).

The top ten communities producing affordable rental units since 1996 were:

Minneapolis	2,657
St. Paul	1,312
Brooklyn Park	349
Maple Grove	319
Inver Grove Heights	306
Plymouth	274
Eden Prairie	270
Hastings	249
Apple Valley	246
Eagan	240
Lakeville	237

Number of Affordable Rental Units Added 1996-2008
- Under 25
- 25 - 99
- 100 - 199
- 200 - 349
- Minneapolis (2,657) St. Paul (1,312)
- Not Under Council Jurisdiction

Rural centers 1%
Rural areas 0%
Central cities 38%
Developed communities 25%
Developing communities 36%

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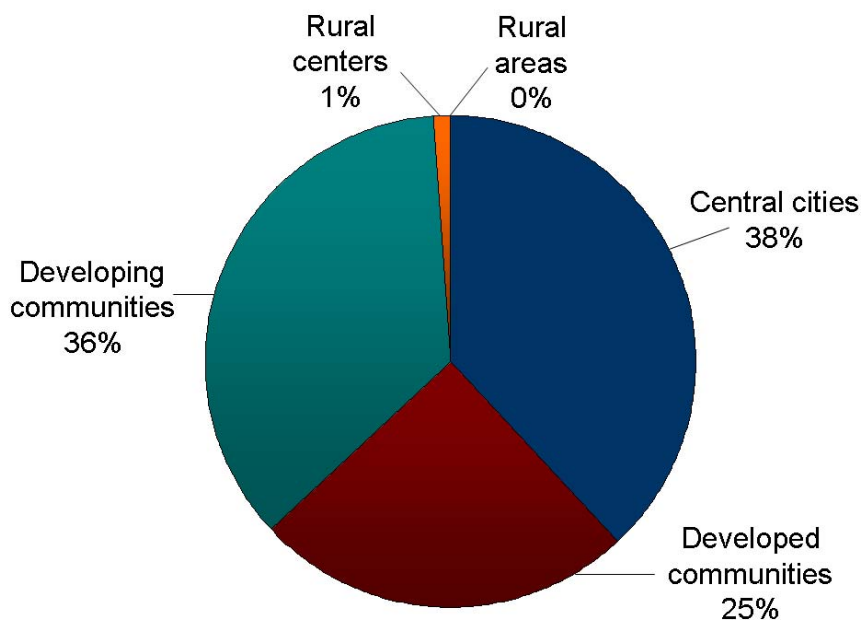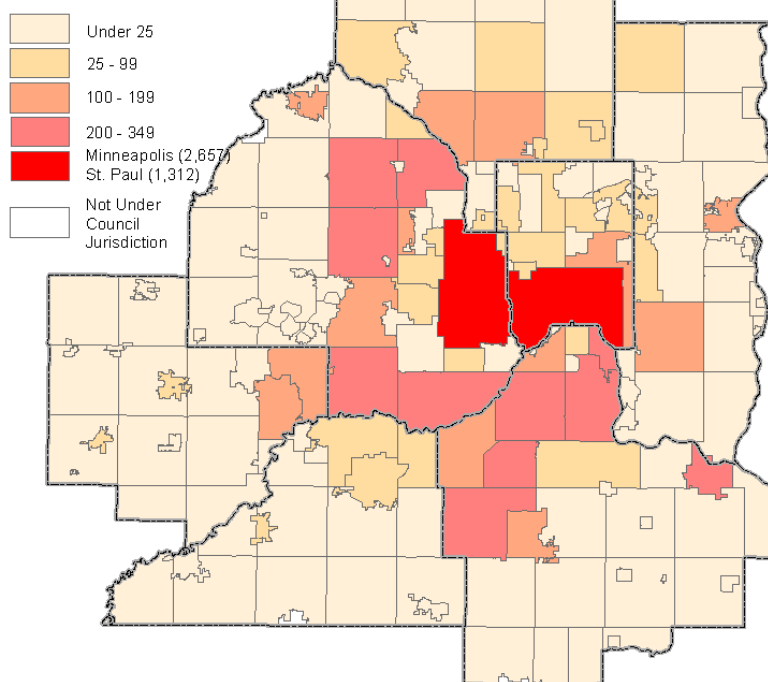
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Regional Goals and Production Levels of Affordable Units, 1996-2008

Participants in the Livable Communities Act (LCA) program have negotiated goals that represent the addition of 100,821 affordable units (as of November 2007) for the region by 2010 (84,981 owner-occupied units and 15,840 rental units). Even if production continues at the pace it has for the last thirteen years, the region will fall short of the goals by over 44,000 units.

These numbers are intended to help communities understand the significant number of new affordable units that would need to be added if they're to achieve their 2010 LCA housing goals. For some communities, these goals may well be unattainable as the overall production of new housing units has decreased. The 5,051 housing units reported in the Metropolitan Council's Annual Survey of Building Permits in 2008 was 41 percent lower than the previously lowest recorded total in 2007, which had 8,526 units permitted that year. However, the negotiated LCA goals numbers are a useful reminder that communities should facilitate efforts to develop medium-and high-density multifamily homes that offer the greatest opportunity for affordability and life-cycle housing choices.

Affordable Housing Units	New Affordable Units Reported, 1996-2007	New Affordable Units Reported, 2008	Total New Affordable Units Reported, 1996-2008	Total Production Projected through 2010 (assuming production at average 1996-2008 levels)	1996-2010 Goals
Owner-occupied	37,418	823	38,241	44,124	84,981
Rental	9,843	565	10,408	12,009	15,840
All	47,261	1,388	48,649	56,133	100,821

If the production of owner-occupied units continues at its historical pace, which, given the current market conditions is highly unlikely, the region's communities will fall short of their negotiated LCA goals of nearly 85,000 owner-occupied affordable units by almost 41,000 units. The region would have to add over 20,000 affordable owner-occupied units each year in 2009 and 2010 to reach the negotiated affordable owner-occupied goals, which is unrealistic; this would be nearly four times the region's overall housing production in 2008 for each year going forward until 2010.

If the production of rental units continues at its historical pace, again which, given the current market conditions is highly unlikely, the region's communities will fall short of their negotiated LCA goals of 15,840 affordable rental units by almost 4,000 units. The region would have to add around 2,000 affordable rental units in 2009 and 2010 to reach the negotiated affordable rental goals; this would be over three times the affordable rental production of 2008 for each year going forward until 2010.

Appendix A. Data Sources and Definitions

Data Sources

Metropolitan Council's Annual Residential Construction Survey: The Metropolitan Council conducts an annual survey of each city and township in the Twin Cities to track the number of units by type (single-family, townhouse, duplex/triplex/quads and multi-family) that are permitted. This survey includes questions about units that have been removed from the housing stock each year. The building permit survey has nearly a 100 percent response rate.

Affordable Housing Production Survey: Data on the number of new permitted units that are affordable and the number intended for owner or renter occupancy are collected through the Metropolitan Council's annual Affordable Housing Production survey.

Other Sources: The Metropolitan Council utilizes various sources of data to monitor residential building activity. In addition to the Annual Residential Construction Survey and the Affordable Housing Production Survey, other sources of data include monthly residential building reports from the U.S. Department of Commerce, sales of existing units from the Minneapolis Area Association of Realtors (MAAR), rental data from Minnesota Housing, GVA Marquette and the Dakota County Community Development Agency (CDA).

Methodology for Identifying Affordable Units

Each year, respondents to the survey are asked to estimate how many of the new units built in their jurisdiction meet the Council's affordability limits or thresholds. Some are able to provide sale price information, but others cannot.

In 1996 and 1997, many communities filling out the survey utilized building permit valuations as indicators of affordability status. These valuations were readily accessible for the communities, but they often excluded the price of lots and some finishing costs, such as landscaping and wall and floor coverings. Therefore, the building permit valuations did not represent the value of the housing unit.

In 1998, communities completing the survey were asked to add an average lot price to permit valuations in order to estimate the final cost. While these adjusted costs were not exact, they more closely reflected the market value of new homes. This practice of applying an additional lot price to the permit value was applied until 2001.

Beginning in 2002, county assessor data were used to estimate the price of each new housing unit added. The county assessor data contain many attributes regarding residential and commercial properties, including the selling price or market value of each housing unit within the county. The selling price was used first, and if it was not available, the market value was then used. These two attributes were used extensively to establish whether a unit met the affordability threshold or not.

Starting in 2004, data from Minnesota Housing on developments receiving Housing Tax Credits and HousingLink's Housing Counts were used to estimate the number of affordable rental units added. These databases include many attributes including the total number of tax credit units by municipality, development name, project type, and project inception date. These fields were used to validate the number of rental units that met the affordable rental thresholds.

In general, these affordable housing numbers can be fluid from one year to the next. Changes in the numbers are reflective of not only market activity but also the input of new data sources. As new data sources become available, better quality of data can be presented in this report.

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Summary of Building Activity by Geographic Planning Areas, 1996-2008

Planning Area	Rental Housing			Owner-Occupied Housing			All Housing		
	Afford-able	Total	Percent Afford-able	Afford-able	Total	Percent Afford-able	Afford-able	Total	Percent Afford-able
Central Cities	3,969	9,389	42.3%	3,292	12,688	25.9%	7,261	22,077	32.9%
Developed	2,562	9,564	26.8%	6,749	28,599	23.6%	9,311	38,163	24.4%
Developing	3,696	14,423	25.6%	25,614	102,673	24.9%	29,310	117,096	25.0%
Rural Centers	146	258	56.6%	1,991	7,306	27.3%	2,137	7,564	28.3%
Other Rural Communities	35	151	23.2%	595	7,180	8.3%	630	7,331	8.6%
Metro Area	10,408	33,785	30,8%	38,241	158,446	24.1%	48,649	192,231	25.3%

Twin Cities Metropolitan Area
Geographic Planning Areas

Geographic Planning Areas

- Central Cities
- Fully Developed Suburbs
- Developing Communities
- Rural Centers
- Other Rural
- Not Under Council Jurisdiction

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Community	Affordable Ownership Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Andover	177	28	0	0	0	9	28	27	24	30	30	12	3	368
Anoka	58	45	22	17	3	3	0	1	0	3	8	0	14	174
Bethel	0	4	2	2	2	0	2	0	0	1	2	1	0	16
Blaine	0	0	252	192	8	265	135	219	224	51	18	57	49	1,470
Centerville	19	40	59	12	0	0	0	0	0	0	0	0	0	130
Circle Pines	0	0	0	0	2	0	20	20	0	0	0	0	0	42
Columbia Heights	15	6	6	16	4	3	6	15	0	0	4	3	12	90
Columbus	0	4	6	0	2	4	0	1	1	0	0	0	0	18
Coon Rapids	193	148	245	0	25	137	10	4	16	18	19	8	1	824
East Bethel	5	40	0	0	68	82	1	0	0	0	1	0	3	200
Fridley	28	35	8	2	9	33	2	23	0	3	0	2	1	146
Ham Lake	37	26	19	7	33	84	0	0	0	3	3	1	3	216
Hilltop	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lexington	0	0	0	1	0	0	2	0	1	0	1	0	0	5
Lino Lakes	68	81	29	42	32	49	17	0	16	10	42	2	11	399
Linwood Twp.	33	0	0	0	0	0	3	0	0	0	0	0	1	37
Nowthen	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oak Grove	24	22	6	18	19	53	17	8	10	0	1	0	1	179
Ramsey	175	67	0	50	5	94	38	199	349	101	61	78	20	1,237
Spring Lake Park	25	22	13	0	0	0	4	19	0	0	0	0	0	83
St. Francis	41	32	110	76	23	129	110	68	8	47	30	12	0	686
Affordable Owner Totals	**898**	**600**	**777**	**435**	**235**	**945**	**395**	**604**	**649**	**267**	**220**	**176**	**119**	**6,320**

Community	Unaffordable Ownership Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Andover	95	254	0	0	342	276	220	185	227	226	123	79	46	2,073
Anoka	38	28	9	2	6	13	28	36	38	47	2	1	10	258
Bethel	0	0	0	0	0	0	3	16	12	0	1	1	0	33
Blaine	0	0	335	519	556	403	663	597	761	617	404	233	126	5,214
Centerville	19	10	84	66	56	0	48	33	25	17	10	3	1	372
Circle Pines	2	1	1	0	3	0	74	99	5	47	2	0	0	234
Columbia Heights	5	4	5	4	6	0	11	4	80	30	121	33	3	306
Columbus	0	8	21	0	13	10	12	24	17	18	9	8	4	144
Coon Rapids	52	90	34	0	114	197	146	259	267	154	113	56	4	1,486
East Bethel	0	77	0	0	25	13	77	115	126	77	37	23	3	573
Fridley	34	18	12	1	7	10	9	2	6	6	10	1	0	116
Ham Lake	0	111	128	185	143	84	171	184	159	99	75	35	15	1,389
Hilltop	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lexington	0	0	0	2	2	1	1	4	3	7	9	1	0	30
Lino Lakes	121	98	191	198	208	161	201	121	174	186	49	90	20	1,818
Linwood Twp.	16	0	0	0	0	42	38	21	53	50	31	31	13	295
Nowthen	0	0	39	56	0	0	55	98	52	30	26	16	4	376
Oak Grove	0	28	54	30	25	23	53	93	99	88	64	37	11	605
Ramsey	100	198	105	66	28	24	148	207	211	290	115	89	55	1,636
Spring Lake Park	7	0	0	0	0	0	28	1	1	5	1	0	1	44
St. Francis	22	14	56	90	103	17	90	128	97	50	19	11	4	701
Unaffordable Owner Totals	**511**	**939**	**1,074**	**1,219**	**1,637**	**1,274**	**2,076**	**2,227**	**2,413**	**2,044**	**1,221**	**748**	**320**	**17,703**
Anoka County Totals	**1,409**	**1,539**	**1,851**	**1,654**	**1,872**	**2,219**	**2,471**	**2,831**	**3,062**	**2,311**	**1,441**	**924**	**439**	**24,023**

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	Affordable Ownership Units													
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Benton Twp.	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Camden Twp.	0	0	0	0	0	0	2	0	0	0	0	0	0	2
Carver	0	0	0	0	13	0	0	0	0	7	12	64	22	118
Chanhassen	13	84	145	55	4	32	147	141	0	0	16	26	34	697
Chaska	0	0	12	61	87	229	86	209	142	55	6	24	25	936
Cologne	0	20	0	33	22	0	0	0	0	0	0	0	0	75
Dahlgren Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hamburg	3	2	3	1	1	0	4	0	4	0	0	0	0	18
Hancock Twp.	0	0	3	0	0	0	0	0	0	0	0	0	0	3
Hollywood Twp.	0	0	0	0	0	2	0	0	0	0	0	0	0	2
Laketown Twp.	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Mayer	1	0	3	0	1	19	17	15	0	9	8	8	2	83
New Germany	0	0	0	0	0	0	0	0	0	0	3	2	0	5
Norwood Young America	3	4	5	0	0	6	25	21	21	8	3	2	0	98
San Francisco Twp.	0	0	0	0	0	1	1	0	0	0	0	0	0	2
Victoria	0	0	0	4	0	60	5	0	0	0	0	0	6	75
Waconia	53	120	97	0	117	39	30	49	121	62	21	53	1	763
Waconia Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Watertown	15	0	0	20	21	1	17	31	16	2	29	2	0	154
Watertown Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Young America Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Owner Totals	**88**	**230**	**270**	**174**	**266**	**390**	**334**	**466**	**304**	**143**	**98**	**181**	**90**	**3,034**

	Unaffordable Ownership Units													
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Benton Twp.	0	0	3	0	0	1	2	2	3	2	3	1	0	17
Camden Twp.	0	0	0	0	0	3	6	7	1	4	4	3	1	29
Carver	0	0	29	0	66	0	72	90	86	90	61	18	11	523
Chanhassen	194	194	281	222	154	97	153	94	93	84	115	142	32	1,855
Chaska	0	156	152	133	110	163	302	258	334	227	85	42	27	1,989
Cologne	0	0	0	0	1	0	5	21	30	47	19	11	3	137
Dahlgren Twp.	0	0	0	0	0	0	3	4	7	3	4	5	1	27
Hamburg	1	1	0	0	0	0	1	4	0	1	1	0	0	9
Hancock Twp.	0	1	0	0	0	1	1	4	1	2	2	0	1	13
Hollywood Twp.	0	0	0	0	0	7	3	6	4	5	4	0	2	31
Laketown Twp.	16	0	4	0	0	0	5	4	7	1	2	2	2	43
Mayer	1	0	0	0	1	6	55	55	82	66	52	20	4	342
New Germany	0	0	0	0	0	0	0	0	0	3	2	2	0	7
Norwood Young America	2	2	1	0	0	8	23	30	35	51	5	5	0	162
San Francisco Twp.	0	0	0	5	3	2	4	4	4	3	4	1	0	30
Victoria	99	52	54	50	0	88	157	102	124	174	97	106	37	1,140
Waconia	57	69	100	0	93	114	153	123	79	73	78	66	37	1,042
Waconia Twp.	0	0	0	0	0	0	3	6	3	2	0	6	0	20
Watertown	8	0	34	40	37	78	67	40	57	20	15	12	2	410
Watertown Twp.	0	0	0	0	0	0	2	4	5	5	3	2	1	22
Young America Twp.	0	2	3	0	0	0	2	1	3	1	2	0	0	14
Unaffordable Owner Totals	**378**	**477**	**661**	**450**	**465**	**568**	**1019**	**859**	**958**	**864**	**558**	**444**	**161**	**7,862**
Carver County Owner Totals	**466**	**707**	**931**	**624**	**731**	**958**	**1353**	**1325**	**1262**	**1007**	**656**	**625**	**251**	**10,896**

Affordable Housing Production in the Twin Cities

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Community	Affordable Ownership Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Apple Valley	62	62	44	97	147	274	55	0	22	0	0	43	0	806
Burnsville	236	227	94	28	2	24	20	0	0	42	0	1	0	674
Castle Rock Twp.	0	3	1	0	0	1	0	0	0	0	0	0	1	6
Coates	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Douglas Twp.	0	0	0	3	0	0	0	0	0	1	0	0	0	4
Eagan	86	167	102	69	98	95	1	15	0	0	0	0	0	633
Empire Twp.	5	20	21	8	2	0	0	0	50	2	0	10	0	118
Eureka Twp.	0	2	0	0	0	1	1	0	0	0	0	1	0	5
Farmington	264	180	159	108	145	215	116	120	61	74	47	57	16	1,562
Greenvale Twp.	0	0	0	0	2	1	1	0	0	0	0	0	0	4
Hampton	0	1	6	0	0	43	1	0	3	0	1	1	0	56
Hampton Twp.	0	0	0	3	0	0	0	1	0	0	0	0	0	4
Hastings	68	54	41	0	19	25	141	182	102	108	78	33	4	855
Inver Grove Heights	0	236	130	55	1	56	147	262	180	65	2	0	0	1,134
Lakeville	14	23	67	94	24	77	273	192	263	165	111	69	33	1,405
Lilydale	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marshan Twp.	0	0	0	2	0	0	0	0	0	0	0	0	0	2
Mendota	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mendota Heights	8	0	0	0	0	0	0	0	0	0	0	0	0	8
Miesville	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Trier	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nininger Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Randolph	0	0	12	0	1	0	2	2	0	1	0	1	0	19
Randolph Twp.	0	0	0	0	0	0	0	0	0	2	0	0	0	2
Ravenna Twp.	8	0	0	0	0	0	0	0	0	1	0	0	0	9
Rosemount	153	45	65	49	12	138	125	65	151	172	77	47	45	1,144
Sciota Twp.	0	2	2	2	0	0	0	0	0	0	1	0	0	7
South St. Paul	4	4	10	17	17	19	9	21	5	5	3	2	1	117
Sunfish Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vermillion	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Vermillion Twp.	0	0	0	1	0	0	1	0	0	0	0	0	0	2
Waterford Twp.	0	0	0	0	0	1	0	0	0	0	0	0	1	2
West St. Paul	1	0	0	0	0	39	1	3	0	11	15	4	0	74
Affordable Owner Totals	**909**	**1,026**	**754**	**536**	**470**	**1,009**	**895**	**863**	**837**	**649**	**335**	**269**	**101**	**8,653**

Affordable Housing Production in the Twin Cities

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Community	Unaffordable Ownership Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Apple Valley	317	324	251	234	259	216	273	232	284	169	67	49	21	2,696
Burnsville	105	42	53	91	120	100	151	65	228	172	20	33	12	1,192
Castle Rock Twp.	0	4	6	0	2	2	5	4	1	3	3	3	1	34
Coates	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Douglas Twp.	0	0	0	0	0	0	5	8	2	4	1	3	0	23
Eagan	364	185	171	218	234	153	239	166	147	161	119	67	30	2,254
Empire Twp.	2	11	21	33	8	0	52	77	30	25	19	7	8	293
Eureka Twp.	0	8	9	0	0	3	3	9	1	3	4	5	2	47
Farmington	91	65	127	234	265	239	440	415	166	124	164	88	33	2,451
Greenvale Twp.	0	0	0	0	4	4	5	9	7	4	6	0	1	40
Hampton	0	0	0	0	0	17	8	1	3	1	1	2	0	33
Hampton Twp.	0	2	0	4	3	0	8	4	5	1	4	0	0	31
Hastings	52	59	65	0	117	80	204	196	191	74	75	30	6	1,149
Inver Grove Heights	0	152	268	212	207	168	105	153	210	106	43	27	15	1,666
Lakeville	449	330	583	708	582	458	433	597	643	500	333	233	141	5,990
Lilydale	0	0	0	0	0	16	21	9	8	0	0	0	0	54
Marshan Twp.	0	0	0	4	0	0	2	2	5	4	0	2	2	21
Mendota	0	0	0	0	0	0	0	0	5	0	2	1	2	10
Mendota Heights	15	33	14	15	24	35	14	21	42	27	127	7	6	380
Miesville	0	0	0	0	0	0	0	1	0	1	2	0	0	4
New Trier	0	0	0	0	0	0	0	0	1	1	0	0	0	2
Nininger Twp.	0	0	0	5	0	0	0	4	6	3	3	0	0	21
Randolph	0	0	4	0	0	0	1	6	5	5	6	2	0	29
Randolph Twp.	0	0	9	11	9	8	11	3	4	6	7	3	1	72
Ravenna Twp.	6	0	0	0	0	0	9	7	5	6	7	1	1	42
Rosemount	32	49	125	308	273	177	205	375	400	282	147	64	84	2,521
Sciota Twp.	0	2	2	2	0	0	5	3	5	4	5	2	1	31
South St. Paul	0	7	2	7	12	11	16	21	65	36	23	72	7	279
Sunfish Lake	0	0	0	0	8	2	1	1	2	2	0	2	1	19
Vermillion	0	1	0	0	0	0	0	1	0	0	0	2	0	4
Vermillion Twp.	0	0	0	0	2	5	5	8	7	6	4	3	2	42
Waterford Twp.	0	0	0	1	0	1	1	4	3	2	1	2	1	16
West St. Paul	14	0	0	0	136	102	12	10	13	27	31	10	1	356
Unaffordable Owner Totals	1,447	1,274	1,710	2,087	2,265	1,797	2,235	2,412	2,494	1,759	1,224	720	379	21,803
Dakota County Owner Totals	2,356	2,300	2,464	2,623	2,735	2,806	3,130	3,275	3,331	2,408	1,559	989	480	30,456

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Community	|	Affordable Ownership Units												
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Bloomington	0	1	0	0	13	5	0	100	17	49	14	0	0	199
Brooklyn Center	17	2	5	0	3	2	0	0	0	0	1	2	0	32
Brooklyn Park	179	144	34	25	7	2	1	0	26	4	24	53	60	559
Champlin	0	8	56	38	0	99	36	116	4	0	0	0	18	375
Corcoran	1	0	0	0	0	0	0	0	1	0	1	0	0	3
Crystal	0	8	2	3	0	3	0	0	0	0	0	0	1	17
Dayton	0	0	0	0	0	1	0	0	0	0	0	1	0	2
Deephaven	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eden Prairie	322	116	47	0	0	0	0	0	6	0	0	1	3	495
Edina	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Excelsior	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Snelling	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Golden Valley	3	1	1	2	7	135	0	2	6	0	0	0	0	157
Greenfield	0	2	0	2	0	0	0	1	4	0	1	0	0	10
Greenwood	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Hassan Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hopkins	0	0	0	0	0	0	8	8	0	4	0	0	0	20
Independence	0	4	0	2	0	0	2	0	0	1	0	1	0	10
Long Lake	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Loretto	1	0	1	2	0	1	0	0	0	0	0	0	0	5
Maple Grove	5	209	67	175	297	230	86	317	271	166	38	9	6	1,876
Maple Plain	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Medicine Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medina	0	0	0	0	0	0	0	10	0	0	0	0	0	10
Minneapolis	57	52	53	57	81	185	111	205	374	380	457	75	38	2,125
Minnetonka	90	2	6	60	1	3	1	0	2	43	2	0	4	214
Minnetonka Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minnetrista	0	0	0	0	0	0	0	7	0	0	0	0	0	7
Mound	0	5	2	0	4	1	0	0	0	0	0	0	0	12
New Hope	3	0	0	1	2	2	0	0	0	1	41	0	0	50
Orono	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Osseo	0	0	2	1	0	0	78	0	0	0	8	0	0	89
Plymouth	142	19	1	25	2	86	353	41	2	2	3	5	26	707
Richfield	5	11	3	139	32	10	2	48	6	0	1	0	4	261
Robbinsdale	4	6	1	0	2	5	2	0	0	0	0	3	6	29
Rogers	30	50	47	70	0	175	30	8	4	5	22	0	0	441
Shorewood	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Spring Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Anthony	0	0	0	0	0	0	0	0	31	0	2	0	0	33
St. Bonifacius	0	0	0	4	38	45	18	3	4	0	0	0	0	112
St. Louis Park	2	1	9	0	0	1	0	0	10	13	60	0	1	97
Tonka Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wayzata	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Woodland	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Owner Totals	861	642	338	607	489	991	728	866	768	668	675	150	168	7,951

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Community	Unaffordable Ownership Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Bloomington	0	68	0	2	16	13	28	34	99	377	29	16	3	685
Brooklyn Center	1	0	1	18	0	0	10	17	18	17	1	2	0	85
Brooklyn Park	369	367	319	432	303	270	251	474	532	457	399	178	76	4,427
Champlin	0	60	177	174	182	48	105	109	96	53	105	60	3	1,172
Corcoran	20	0	0	0	0	0	24	16	16	18	10	5	7	116
Crystal	4	6	4	9	22	46	32	12	15	9	24	9	2	194
Dayton	18	7	0	5	5	8	15	10	11	19	14	8	6	126
Deephaven	0	0	0	5	0	0	10	12	6	1	19	5	2	60
Eden Prairie	0	140	229	336	0	0	442	493	366	325	160	119	68	2,678
Edina	0	61	0	52	28	94	127	82	25	96	205	62	155	987
Excelsior	0	0	1	0	0	0	3	20	0	0	10	4	0	38
Fort Snelling	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Golden Valley	7	0	28	59	191	28	14	20	15	33	4	9	15	423
Greenfield	0	29	0	49	41	29	19	27	40	56	27	7	3	327
Greenwood	0	0	0	16	0	0	5	5	3	8	3	3	0	43
Hassan Twp.	0	0	0	0	0	0	14	18	15	24	13	7	3	94
Hopkins	12	57	9	9	64	16	16	92	22	64	26	3	2	392
Independence	29	34	27	30	52	0	40	25	16	20	6	5	6	290
Long Lake	0	0	0	1	2	8	3	8	10	3	1	1	0	37
Loretto	0	0	10	31	22	1	1	0	0	0	0	0	0	65
Maple Grove	310	288	383	694	574	441	398	391	413	285	292	258	262	4,989
Maple Plain	0	0	0	0	0	0	5	0	1	0	1	0	0	7
Medicine Lake	0	0	0	2	0	0	1	3	1	2	2	1	0	12
Medina	0	0	0	43	43	0	60	146	53	68	45	37	12	507
Minneapolis	45	122	47	210	312	257	646	497	1,597	788	1,350	152	117	6,140
Minnetonka	152	93	98	85	93	107	67	63	94	108	76	33	18	1,087
Minnetonka Beach	0	0	0	0	3	0	2	0	2	2	1	3	2	15
Minnetrista	0	43	0	0	0	0	0	157	130	105	61	51	42	589
Mound	0	20	12	0	19	20	72	79	58	30	49	18	5	382
New Hope	0	0	0	0	6	2	3	0	226	82	4	2	0	325
Orono	43	35	18	46	41	47	46	46	50	97	31	23	23	546
Osseo	0	0	0	0	0	0	0	49	1	0	12	0	0	62
Plymouth	505	301	177	511	554	94	239	476	287	271	196	220	131	3,962
Richfield	8	1	10	40	2	6	2	208	2	19	0	0	0	298
Robbinsdale	2	0	5	6	4	0	3	5	6	57	59	47	14	208
Rogers	0	0	0	0	0	175	171	18	60	72	146	86	26	754
Shorewood	37	0	0	0	0	0	12	23	25	24	32	17	7	177
Spring Park	4	20	26	15	5	87	20	121	2	159	3	2	0	464
St. Anthony	9	0	0	0	4	0	5	4	99	132	8	16	1	278
St. Bonifacius	0	0	37	37	30	13	27	4	11	9	1	3	0	172
St. Louis Park	3	8	11	11	14	11	2	10	110	316	437	7	10	950
Tonka Bay	0	0	0	6	2	0	11	4	8	5	7	6	5	54
Wayzata	46	27	0	18	10	0	4	9	8	7	11	17	11	168
Woodland	0	0	2	0	0	0	2	1	2	1	0	2	0	10
Unaffordable Owner Totals	1,624	1,787	1,631	2,952	2,644	1,821	2,957	3,788	4,551	4,219	3,880	1,504	1,037	34,395
Hennepin County Owner Totals	2,485	2,429	1,969	3,559	3,133	2,812	3,685	4,654	5,319	4,887	4,555	1,654	1,205	42,346

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Community	Affordable Ownership Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Arden Hills	3	0	10	0	0	0	0	0	0	0	0	0	0	13
Falcon Heights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gem Lake	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Lauderdale	0	0	0	0	0	0	0	2	0	0	0	0	0	2
Little Canada	0	0	2	0	0	0	0	0	0	0	0	0	1	3
Maplewood	127	70	10	25	17	143	136	25	56	42	10	46	62	769
Mounds View	0	3	2	0	4	0	6	2	0	0	0	0	1	18
New Brighton	72	0	19	0	0	1	1	0	0	123	3	1	1	221
North Oaks	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North St. Paul	0	11	2	0	0	0	77	0	0	0	1	0	0	91
Roseville	54	24	26	14	0	5	0	101	9	12	16	2	0	263
Shoreview	0	12	6	20	24	1	7	2	1	2	2	1	0	78
St. Paul	23	24	83	99	64	142	91	70	315	55	150	44	7	1,167
Vadnais Heights	11	0	0	18	0	28	0	8	1	5	0	0	0	71
White Bear Lake	28	0	2	2	3	4	1	0	12	2	5	0	0	59
White Bear Twp.	0	5	14	8	16	60	15	6	0	1	0	0	0	125
Affordable Owner Totals	**318**	**149**	**176**	**187**	**128**	**384**	**334**	**216**	**394**	**242**	**187**	**94**	**72**	**2,881**

Community	Unaffordable Ownership Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Arden Hills	16	16	4	0	5	5	4	5	5	3	8	3	2	76
Falcon Heights	0	0	0	0	4	0	0	0	0	14	0	0	0	18
Gem Lake	0	0	0	1	0	2	6	1	3	3	3	0	1	20
Lauderdale	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Little Canada	0	0	45	0	0	0	12	20	23	37	17	8	2	164
Maplewood	72	112	129	70	46	77	57	128	87	266	152	18	7	1,221
Mounds View	0	2	1	0	6	0	8	4	9	12	11	25	3	81
New Brighton	0	0	4	0	5	6	9	19	2	8	1	2	1	57
North Oaks	0	24	31	17	55	42	32	19	34	18	4	21	4	301
North St. Paul	0	6	6	0	26	0	5	8	7	17	10	5	5	95
Roseville	191	34	44	22	0	12	9	33	27	151	45	11	14	593
Shoreview	57	27	61	154	222	14	5	10	20	35	29	12	16	662
St. Paul	0	0	22	28	96	162	451	307	1,172	399	397	211	11	3,256
Vadnais Heights	0	0	0	16	0	17	29	25	5	12	7	3	5	119
White Bear Lake	22	87	60	43	60	17	41	53	83	23	17	7	4	517
White Bear Twp.	56	39	56	54	53	48	80	58	40	23	12	5	4	528
Unaffordable Owner Totals	**414**	**347**	**463**	**405**	**579**	**402**	**748**	**690**	**1,517**	**1,021**	**713**	**331**	**79**	**7,709**
Ramsey County Owner Totals	**732**	**496**	**639**	**592**	**707**	**786**	**1,082**	**906**	**1,911**	**1,263**	**900**	**425**	**151**	**10,590**

	Affordable Ownership Units													
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Belle Plaine	23	14	34	0	61	100	24	12	0	0	0	12	2	282
Belle Plaine Twp.	0	0	0	7	0	2	1	0	0	0	1	1	0	12
Blakeley Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cedar Lake Twp.	0	0	0	0	0	2	1	0	0	0	0	0	1	4
Credit River Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elko New Market	0	0	0	6	6	8	2	0	0	0	7	22	5	56
Helena Twp.	0	0	5	0	0	0	3	0	0	0	0	0	0	8
Jackson Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jordan	26	4	19	0	0	61	14	12	6	0	1	0	0	143
Louisville Twp.	0	0	0	0	0	1	0	0	0	0	0	0	0	1
New Market Twp.	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Prior Lake	29	82	28	37	103	202	172	263	25	33	12	15	16	1,017
Sand Creek Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Savage	4	20	54	0	8	44	0	38	46	59	20	67	20	380
Shakopee	370	267	362	268	344	202	109	216	262	34	21	36	22	2,513
Spring Lake Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Lawrence Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Owner Totals	**452**	**387**	**502**	**318**	**522**	**623**	**326**	**541**	**339**	**126**	**62**	**153**	**66**	**4,417**

	Unaffordable Ownership Units													
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Belle Plaine	4	12	20	0	88	112	197	139	150	117	58	34	5	936
Belle Plaine Twp.	0	0	11	0	0	7	9	13	9	10	4	2	2	67
Blakeley Twp.	0	0	0	0	0	3	1	2	1	2	0	1	1	11
Cedar Lake Twp.	0	0	0	0	0	48	44	34	41	29	16	11	7	230
Credit River Twp.	0	0	0	0	0	0	53	76	73	70	63	29	22	386
Elko New Market	0	0	24	10	98	28	123	209	141	89	134	29	10	895
Helena Twp.	0	0	15	0	0	18	19	17	15	17	9	6	0	116
Jackson Twp.	0	0	0	0	0	4	6	3	0	1	5	3	0	22
Jordan	0	54	38	0	0	26	80	65	85	86	42	19	5	500
Louisville Twp.	0	0	24	0	0	5	15	8	5	6	8	6	3	80
New Market Twp.	0	0	51	0	0	47	34	23	23	24	18	4	1	225
Prior Lake	224	81	186	206	172	204	538	253	275	187	157	104	68	2,655
Sand Creek Twp.	0	0	0	0	0	23	11	5	11	7	2	1	1	61
Savage	0	0	447	0	0	285	176	195	277	192	129	62	22	1,785
Shakopee	50	74	229	669	387	490	484	690	476	534	293	161	92	4,629
Spring Lake Twp.	0	0	0	0	0	37	22	19	19	22	5	3	4	131
St. Lawrence Twp.	0	0	0	0	10	5	2	2	1	0	1	0	0	21
Unaffordable Owner Totals	**278**	**221**	**1,045**	**885**	**755**	**1,342**	**1,814**	**1,753**	**1,602**	**1,393**	**944**	**475**	**243**	**12,750**
Scott County Owner Totals	**452**	**387**	**502**	**318**	**522**	**623**	**326**	**541**	**339**	**126**	**62**	**153**	**66**	**4,417**

Affordable Housing Production in the Twin Cities
February 2010

Community	Affordable Ownership Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Afton	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bayport	0	0	1	0	1	3	0	0	1	0	0	0	1	7
Baytown Twp.	0	0	0	1	0	16	0	0	0	0	0	0	0	17
Birchwood Village	0	2	0	0	0	0	0	0	0	0	0	0	0	2
Cottage Grove	112	99	91	0	31	119	155	37	33	40	0	0	0	717
Dellwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Denmark Twp.	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Forest Lake	38	10	43	35	20	0	0	0	22	0	15	15	1	199
Grant	1	1	0	0	0	0	0	0	0	0	0	0	0	2
Grey Cloud Island Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hugo	44	5	11	70	162	90	72	54	15	282	163	197	124	1,289
Lake Elmo	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Lake St. Croix Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakeland	0	0	0	0	0	0	1	0	0	0	0	0	1	2
Lakeland Shores	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landfall	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mahtomedi	0	0	40	0	0	0	0	0	0	0	0	30	0	70
Marine on St. Croix	0	0	0	0	0	0	0	0	0	0	0	0	0	0
May Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newport	7	0	7	5	6	4	3	2	4	0	1	4	0	43
Oak Park Heights	0	7	0	0	8	0	0	0	0	0	1	0	0	16
Oakdale	154	72	34	18	31	36	51	10	23	11	14	7	15	476
Pine Springs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scandia	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Mary's Point	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Paul Park	0	0	1	0	5	2	0	26	38	10	19	2	4	107
Stillwater	0	0	6	0	10	52	20	0	40	0	6	17	19	170
Stillwater Twp.	0	0	0	0	0	1	0	0	0	0	0	0	0	1
West Lakeland Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Willernie	0	0	0	2	1	0	1	2	1	0	0	0	0	7
Woodbury	378	331	566	259	36	0	8	44	57	33	34	70	42	1,858
Affordable Owner Totals	**734**	**527**	**800**	**390**	**311**	**323**	**311**	**175**	**234**	**376**	**253**	**344**	**207**	**4,985**

Affordable Housing Production in the Twin Cities

February 2010

Community	Unaffordable Ownership Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Afton	9	8	8	17	11	0	15	15	14	6	10	7	8	128
Bayport	0	1	0	0	8	1	5	3	7	7	9	18	7	66
Baytown Twp.	0	0	0	20	8	0	15	22	11	9	7	5	6	103
Birchwood Village	0	0	0	1	3	0	2	1	0	1	0	1	0	9
Cottage Grove	118	93	127	0	114	61	141	246	274	223	181	67	89	1,734
Dellwood	7	6	4	12	10	5	3	7	3	2	1	3	1	64
Denmark Twp.	0	0	8	5	0	0	17	33	33	16	16	6	3	137
Forest Lake	0	41	64	80	53	0	317	499	234	106	76	58	20	1,548
Grant	17	15	18	24	0	22	22	17	15	10	3	4	4	171
Grey Cloud Island Twp.	0	0	0	0	0	0	2	1	0	0	0	0	0	3
Hugo	20	13	26	215	174	237	91	173	190	515	175	56	64	1,949
Lake Elmo	0	61	0	0	98	141	98	46	13	21	28	24	23	553
Lake St. Croix Beach	0	0	2	2	1	0	8	5	2	1	2	2	0	25
Lakeland	0	0	0	0	1	0	3	0	0	0	0	1	0	5
Lakeland Shores	0	0	2	0	0	1	0	0	2	2	0	2	0	9
Landfall	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mahtomedi	93	0	74	0	31	21	22	34	19	31	28	40	4	397
Marine on St. Croix	0	20	3	0	0	7	1	5	4	4	4	2	0	50
May Twp.	0	0	0	0	0	0	9	21	17	17	12	9	8	93
Newport	0	0	2	7	2	3	2	27	0	1	1	1	1	47
Oak Park Heights	0	25	0	10	5	0	0	122	46	29	10	19	4	270
Oakdale	66	73	92	117	103	155	48	98	74	28	65	9	3	931
Pine Springs	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Scandia	0	0	28	0	21	30	33	37	31	33	16	7	4	240
St. Mary's Point	0	0	0	0	0	0	2	2	3	1	0	0	0	8
St. Paul Park	0	0	0	0	0	0	4	5	60	42	29	3	1	144
Stillwater	0	0	36	112	0	103	154	179	163	280	47	24	41	1,139
Stillwater Twp.	0	0	2	9	12	11	9	13	9	4	3	1	0	73
West Lakeland Twp.	0	0	0	0	0	0	26	15	11	19	7	7	9	94
Willernie	0	0	0	0	0	0	2	13	1	10	1	0	0	27
Woodbury	581	702	876	727	748	429	192	447	1,230	948	590	321	174	7,965
Unaffordable Owner Totals	**911**	**1,058**	**1,372**	**1,358**	**1,403**	**1,227**	**1,243**	**2,086**	**2,466**	**2,366**	**1,321**	**698**	**474**	**17,983**
Washington County Owner Totals	**1,645**	**1,585**	**2,172**	**1,748**	**1,714**	**1,550**	**1,554**	**2,261**	**2,700**	**2,742**	**1,574**	**1,042**	**681**	**22,968**

County	Affordable Ownership Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Anoka	898	600	777	435	235	945	395	604	649	267	220	176	119	6,320
Carver	88	230	270	174	266	390	334	466	304	143	98	181	90	3,034
Dakota	909	1,026	754	536	470	1,009	895	863	837	649	335	269	101	8,653
Hennepin	861	642	338	607	489	991	728	866	768	668	675	150	168	7,951
Ramsey	318	149	176	187	128	384	334	216	394	242	187	94	72	2,881
Scott	452	387	502	318	522	623	326	541	339	126	62	153	66	4,417
Washington	734	527	800	390	311	323	311	175	234	376	253	344	207	4,985
Affordable Owner Totals	**4,260**	**3,561**	**3,617**	**2,647**	**2,421**	**4,665**	**3,323**	**3,731**	**3,525**	**2,471**	**1,830**	**1,367**	**823**	**38,241**

County	Unaffordable Ownership Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Anoka	511	939	1,074	1,219	1,637	1,274	2,076	2,227	2,413	2,044	1,221	748	320	17,703
Carver	378	477	661	450	465	568	1,019	859	958	864	558	444	161	7,862
Dakota	1,447	1,274	1,710	2,087	2,265	1,797	2,235	2,412	2,494	1,759	1,224	720	379	21,803
Hennepin	1,624	1,787	1,631	2,952	2,644	1,821	2,957	3,788	4,551	4,219	3,880	1,504	1,037	34,395
Ramsey	414	347	463	405	579	402	748	690	1,517	1,021	713	331	79	7,709
Scott	278	221	1,045	885	755	1,342	1,814	1,753	1,602	1,393	944	475	243	12,750
Washington	911	1,058	1,372	1,358	1,403	1,227	1,243	2,086	2,466	2,366	1,321	698	474	17,983
Unaffordable Owner Totals	**5,563**	**6,103**	**7,956**	**9,356**	**9,748**	**8,431**	**12,092**	**13,815**	**16,001**	**13,666**	**9,861**	**4,920**	**2,693**	**120,205**
Metro Area Owner Totals	**9,823**	**9,664**	**11,573**	**12,003**	**12,169**	**13,096**	**15,415**	**17,546**	**19,526**	**16,137**	**11,691**	**6,287**	**3,516**	**158,446**

Affordable Housing Production in the Twin Cities

	Affordable Rental Units													
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Andover	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Anoka	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blaine	0	0	0	102	0	0	14	0	18	0	0	0	0	134
Centerville	0	16	0	0	0	0	0	0	13	0	0	0	0	29
Circle Pines	48	0	0	0	0	0	0	0	0	0	0	0	0	48
Columbia Heights	0	0	40	0	0	0	0	0	0	0	0	0	0	40
Columbus	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Coon Rapids	28	61	31	0	0	0	38	8	0	0	0	3	0	169
East Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fridley	0	0	0	0	0	0	0	0	0	4	0	0	0	4
Ham Lake	35	0	0	0	0	0	0	0	0	0	0	0	0	35
Hilltop	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lexington	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lino Lakes	0	0	0	0	0	0	0	0	0	0	0	60	0	60
Linwood Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nowthen	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oak Grove	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ramsey	0	0	0	18	0	0	31	0	0	0	0	0	0	49
Spring Lake Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Francis	0	0	0	0	21	0	0	0	0	0	0	0	0	21
Affordable Rental Totals	**111**	**77**	**71**	**120**	**21**	**0**	**83**	**8**	**31**	**4**	**0**	**63**	**0**	**589**

	All Other Rental Units													
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Andover	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Anoka	0	0	0	0	0	0	0	0	4	0	0	0	0	4
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blaine	0	0	0	50	0	0	4	0	69	0	0	0	63	186
Centerville	0	0	0	0	0	0	0	0	18	0	0	0	0	18
Circle Pines	0	0	0	0	0	0	0	0	144	0	0	0	0	144
Columbia Heights	0	0	0	0	4	0	3	0	0	0	0	52	76	135
Columbus	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Coon Rapids	0	6	9	118	24	0	28	61	0	5	40	24	4	319
East Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fridley	0	0	0	128	0	0	0	0	4	12	0	0	0	144
Ham Lake	14	0	0	0	0	0	50	0	0	0	0	0	0	64
Hilltop	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lexington	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lino Lakes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linwood Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nowthen	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oak Grove	0	0	0	0	0	0	0	0	0	52	0	0	0	52
Ramsey	0	0	0	32	0	0	3	48	4	12	0	106	0	205
Spring Lake Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Francis	0	0	0	0	9	0	0	0	0	0	0	0	0	9
Unaffordable Rental Totals	**14**	**6**	**9**	**328**	**37**	**0**	**88**	**109**	**243**	**81**	**40**	**182**	**143**	**1,280**
Anoka County Rental Totals	**125**	**83**	**80**	**448**	**58**	**0**	**171**	**117**	**274**	**85**	**40**	**245**	**143**	**1,869**

Affordable Housing Production in the Twin Cities — February 2010

Community	Affordable Rental Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Benton Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Camden Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Carver	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chanhassen	39	0	0	0	0	0	0	36	0	0	48	0	0	123
Chaska	0	39	30	0	14	0	0	0	0	0	39	0	0	122
Cologne	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dahlgren Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hamburg	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hancock Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hollywood Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laketown Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayer	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Germany	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Norwood Young America	0	9	0	0	0	0	0	0	0	36	0	0	0	45
San Francisco Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Victoria	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waconia	0	0	0	0	0	0	0	3	0	0	0	0	48	51
Waconia Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Watertown	0	0	0	0	15	6	0	0	0	0	0	0	0	21
Watertown Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Young America Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rental Totals	**39**	**48**	**30**	**0**	**29**	**6**	**0**	**39**	**0**	**36**	**87**	**0**	**48**	**362**

Community	All Other Rental Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Benton Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Camden Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Carver	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chanhassen	26	0	0	0	162	100	0	125	0	0	0	1	0	414
Chaska	0	0	0	53	246	12	127	0	0	0	76	0	58	572
Cologne	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dahlgren Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hamburg	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hancock Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hollywood Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laketown Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayer	0	0	0	0	0	0	0	0	0	0	0	0	2	2
New Germany	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Norwood Young America	0	0	0	0	0	0	0	0	0	0	0	0	0	0
San Francisco Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Victoria	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waconia	0	0	0	0	0	0	0	65	75	0	0	0	0	140
Waconia Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Watertown	0	0	0	0	9	0	0	0	0	0	0	0	0	9
Watertown Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Young America Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unaffordable Rental Totals	**26**	**0**	**0**	**53**	**417**	**112**	**127**	**190**	**75**	**0**	**76**	**1**	**60**	**1,137**
Carver County Rental Totals	**65**	**48**	**30**	**53**	**446**	**118**	**127**	**229**	**75**	**36**	**163**	**1**	**108**	**1,499**

Affordable Housing Production in the Twin Cities   **February 2010**

Community	Affordable Rental Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Apple Valley	0	0	0	27	60	17	22	48	36	36	0	0	0	246
Burnsville	0	0	66	0	17	0	91	0	0	0	0	0	0	174
Castle Rock Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Coates	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Douglas Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eagan	42	0	30	25	0	28	0	115	0	0	0	0	0	240
Empire Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eureka Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Farmington	0	0	28	0	16	32	0	0	0	0	0	0	25	101
Greenvale Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hampton	0	0	0	0	0	0	0	0	0	3	0	0	0	3
Hampton Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hastings	31	0	0	0	5	58	0	0	63	63	21	8	0	249
Inver Grove Heights	0	0	0	0	0	60	0	176	0	30	40	0	0	306
Lakeville	0	0	30	0	80	0	0	0	40	0	0	0	87	237
Lilydale	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marshan Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mendota	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mendota Heights	55	0	0	0	24	0	0	60	0	0	0	0	0	139
Miesville	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Trier	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nininger Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Randolph	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Randolph Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ravenna Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rosemount	44	0	0	0	0	0	0	0	0	0	0	32	23	99
Sciota Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South St. Paul	40	0	0	60	0	0	20	40	0	0	56	0	0	216
Sunfish Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vermillion	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vermillion Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waterford Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West St. Paul	0	6	0	0	0	0	0	59	0	0	0	0	0	65
Affordable Rental Totals	**212**	**6**	**154**	**112**	**202**	**195**	**133**	**498**	**139**	**132**	**117**	**40**	**135**	**2,075**

Affordable Housing Production in the Twin Cities   **February 2010**

Community	All Other Rental Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Apple Valley	0	0	0	164	228	95	84	242	0	0	0	0	0	813
Burnsville	0	114	0	343	24	44	106	136	0	0	0	0	0	767
Castle Rock Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Coates	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Douglas Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eagan	240	0	0	0	2	84	0	212	0	0	0	0	0	538
Empire Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eureka Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Farmington	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Greenvale Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hampton	0	0	0	0	0	0	0	0	0	0	0	0	8	8
Hampton Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hastings	0	0	0	0	16	137	0	0	0	0	0	58	36	247
Inver Grove Heights	0	0	0	0	0	112	138	44	136	0	0	63	103	596
Lakeville	0	0	0	0	0	0	0	0	0	0	0	76	155	231
Lilydale	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marshan Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mendota	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mendota Heights	25	0	0	0	0	0	0	0	0	0	0	0	0	25
Miesville	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Trier	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nininger Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Randolph	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Randolph Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ravenna Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rosemount	0	0	0	0	0	0	0	0	0	0	0	0	85	85
Sciota Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South St. Paul	14	0	0	0	0	0	0	0	0	0	0	0	0	14
Sunfish Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vermillion	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vermillion Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waterford Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West St. Paul	0	0	0	0	0	0	0	0	90	0	0	0	0	90
Unaffordable Rental Totals	279	114	0	507	270	472	328	634	226	0	0	197	387	3,414
Dakota County Rental Totals	491	120	154	619	472	667	461	1,132	365	132	117	237	522	5,489

Affordable Housing Production in the Twin Cities   **February 2010**

Community	Affordable Rental Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Bloomington	0	0	1	0	41	44	37	0	0	0	50	0	50	223
Brooklyn Center	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brooklyn Park	0	23	0	0	0	0	0	0	0	0	0	326	0	349
Champlin	24	18	0	0	0	0	0	0	0	0	0	0	0	42
Corcoran	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crystal	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dayton	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deephaven	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eden Prairie	32	32	32	0	38	73	63	0	0	0	0	0	0	270
Edina	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Excelsior	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Snelling	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Golden Valley	0	0	0	0	0	0	25	0	0	0	0	0	0	25
Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hassan Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hopkins	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Long Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Loretto	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple Grove	66	0	0	19	48	50	0	35	0	0	35	10	56	319
Maple Plain	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medicine Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medina	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minneapolis	59	139	45	175	681	107	387	217	334	224	117	114	58	2,657
Minnetonka	70	88	0	0	0	0	0	0	0	0	0	13	0	171
Minnetonka Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minnetrista	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mound	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Hope	0	0	34	0	20	11	0	0	35	0	0	0	0	100
Orono	0	0	0	0	0	0	12	0	0	0	0	0	0	12
Osseo	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Plymouth	0	0	70	59	0	0	27	34	0	34	50	0	0	274
Richfield	0	0	0	0	33	0	0	0	0	0	0	0	0	33
Robbinsdale	0	0	0	0	0	0	0	0	0	0	0	0	36	36
Rogers	0	0	0	0	159	0	0	0	0	0	0	0	0	159
Shorewood	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Spring Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Anthony	0	0	0	0	0	0	0	0	67	0	0	0	0	67
St. Bonifacius	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Louis Park	0	0	0	19	0	0	45	0	0	0	0	0	0	64
Tonka Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wayzata	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Woodland	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rental Totals	**251**	**300**	**182**	**272**	**1,020**	**285**	**596**	**286**	**436**	**258**	**252**	**463**	**200**	**4,801**

Community	All Other Rental Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Bloomington	0	0	0	0	0	0	10	0	0	0	0	0	36	46
Brooklyn Center	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brooklyn Park	0	0	0	70	0	0	0	0	0	297	0	4	0	371
Champlin	24	30	0	0	0	0	0	0	0	0	0	0	0	54
Corcoran	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crystal	0	0	0	78	0	0	0	0	0	0	1	0	1	80
Dayton	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deephaven	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eden Prairie	0	0	0	0	148	337	588	188	0	0	0	0	0	1,261
Edina	0	0	0	0	0	0	100	0	0	0	0	0	117	217
Excelsior	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Snelling	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Golden Valley	0	0	0	0	0	0	0	0	193	0	0	0	0	193
Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Greenwood	0	0	0	0	0	0	10	0	0	0	0	0	0	10
Hassan Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hopkins	0	64	0	0	37	0	0	0	0	0	0	0	0	101
Independence	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Long Lake	0	0	0	0	0	10	0	0	0	0	0	0	0	10
Loretto	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple Grove	70	0	0	0	520	0	0	115	0	0	0	0	0	705
Maple Plain	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medicine Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medina	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minneapolis	31	0	186	292	387	275	661	216	289	117	146	651	146	3,397
Minnetonka	152	121	126	0	0	60	172	0	61	0	0	39	0	731
Minnetonka Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minnetrista	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mound	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Hope	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Orono	0	0	0	0	0	0	50	0	0	0	0	0	0	50
Osseo	0	29	0	0	0	0	0	0	0	0	0	0	0	29
Plymouth	0	0	40	139	206	622	486	96	0	62	0	0	0	1,651
Richfield	0	0	0	138	206	0	0	0	0	0	0	0	0	344
Robbinsdale	0	0	0	57	0	0	0	0	0	0	0	0	0	57
Rogers	0	0	0	0	33	0	0	21	141	0	0	0	0	195
Shorewood	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Spring Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Anthony	0	0	0	0	0	0	0	0	194	0	0	0	0	194
St. Bonifacius	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Louis Park	8	0	0	162	247	45	396	0	0	0	0	220	0	1,078
Tonka Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wayzata	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Woodland	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unaffordable Rental Totals	285	244	352	936	1,784	1,349	2,473	636	878	476	147	914	300	10,774
Hennepin County Rental Totals	536	544	534	1,208	2,804	1,634	3,069	922	1,314	734	399	1,377	500	15,575

Community	Affordable Rental Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Arden Hills	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Falcon Heights	0	0	0	0	0	0	0	3	50	0	0	0	0	53
Gem Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lauderdale	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Little Canada	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maplewood	31	0	0	0	0	13	0	58	0	0	0	0	48	150
Mounds View	0	0	10	0	0	0	0	0	0	0	0	0	0	10
New Brighton	0	0	0	0	0	0	0	0	0	52	0	0	0	52
North Oaks	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North St. Paul	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roseville	0	0	0	0	0	0	0	22	0	0	0	0	39	61
Shoreview	44	0	0	0	0	29	0	0	0	0	0	0	0	73
St. Paul	0	18	0	18	66	159	327	284	100	49	153	72	66	1,312
Vadnais Heights	0	0	0	0	0	0	0	0	0	0	0	47	0	47
White Bear Lake	22	0	1	0	0	0	3	0	14	0	0	0	0	40
White Bear Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rental Totals	97	18	11	18	66	201	330	367	164	101	153	119	153	1,798

Community	All Other Rental Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Arden Hills	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Falcon Heights	0	0	0	0	0	0	0	53	69	0	0	0	0	122
Gem Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lauderdale	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Little Canada	0	0	0	0	0	0	35	79	0	0	0	0	0	114
Maplewood	0	0	0	168	70	60	0	42	0	3	0	44	0	387
Mounds View	0	0	0	0	1	0	20	0	0	0	0	0	0	21
New Brighton	0	0	0	0	0	0	0	125	0	0	0	0	0	125
North Oaks	0	0	0	0	0	0	0	0	84	0	0	76	0	160
North St. Paul	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roseville	0	0	0	3	0	0	0	50	0	0	0	0	0	53
Shoreview	64	0	0	0	0	39	0	0	0	0	0	0	0	103
St. Paul	0	11	0	18	119	264	646	295	194	95	28	106	247	2,023
Vadnais Heights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
White Bear Lake	0	0	0	0	177	18	90	60	0	0	0	0	0	345
White Bear Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unaffordable Rental Totals	64	11	0	189	367	381	791	704	347	98	28	226	247	3,453
Ramsey County Rental Totals	161	29	11	207	433	582	1,121	1,071	511	199	181	345	400	5,251

	Affordable Rental Units													
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Belle Plaine	0	8	4	0	0	0	0	0	0	0	0	0	0	12
Belle Plaine Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blakeley Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cedar Lake Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Credit River Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elko New Market	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Helena Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jackson Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jordan	0	0	0	0	0	0	0	0	0	0	0	44	0	44
Louisville Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Market Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Prior Lake	37	0	0	0	0	0	34	0	0	0	0	0	0	71
Sand Creek Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Savage	0	42	10	0	32	0	0	0	0	4	0	0	0	88
Shakopee	0	0	26	0	32	0	16	19	0	0	0	0	0	93
Spring Lake Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Lawrence Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rental Totals	**37**	**50**	**40**	**0**	**64**	**0**	**50**	**19**	**0**	**4**	**0**	**44**	**0**	**308**

	All Other Rental Units													
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Belle Plaine	0	0	0	0	0	0	3	0	0	0	0	81	0	84
Belle Plaine Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blakeley Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cedar Lake Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Credit River Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elko New Market	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Helena Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jackson Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jordan	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Louisville Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Market Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Prior Lake	15	0	0	0	0	49	69	0	0	0	208	0	0	341
Sand Creek Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Savage	0	1	0	0	96	0	0	14	0	0	0	62	0	173
Shakopee	0	52	26	60	0	52	0	162	40	101	0	0	0	493
Spring Lake Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Lawrence Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unaffordable Rental Totals	**15**	**53**	**26**	**60**	**96**	**101**	**72**	**176**	**40**	**101**	**208**	**143**	**0**	**1,091**
Scott County Rental Totals	**52**	**103**	**66**	**60**	**160**	**101**	**122**	**195**	**40**	**105**	**208**	**187**	**0**	**1,399**

Affordable Housing Production in the Twin Cities   **February 2010**

Community	Affordable Rental Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Afton	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bayport	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Baytown Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Birchwood Village	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cottage Grove	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dellwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Denmark Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Forest Lake	0	0	0	0	0	0	0	0	0	0	38	0	0	38
Grant	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grey Cloud Island Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hugo	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake Elmo	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake St. Croix Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakeland	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakeland Shores	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landfall	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mahtomedi	0	0	30	0	0	0	0	0	0	0	0	0	0	30
Marine on St. Croix	0	0	0	0	0	0	0	0	0	0	0	0	0	0
May Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oak Park Heights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oakdale	22	18	0	0	0	12	0	0	0	0	0	0	29	81
Pine Springs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scandia	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Mary's Point	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Paul Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stillwater	0	0	0	0	30	50	92	0	6	6	0	0	0	184
Stillwater Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Lakeland Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Willernie	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Woodbury	36	0	0	0	30	35	0	0	0	0	0	41	0	142
Affordable Rental Totals	**58**	**18**	**30**	**0**	**60**	**97**	**92**	**0**	**6**	**6**	**38**	**41**	**29**	**475**

Affordable Housing Production in the Twin Cities   **February 2010**

Community	All Other Rental Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Afton	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bayport	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Baytown Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Birchwood Village	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cottage Grove	0	0	0	0	0	0	0	0	0	0	0	187	0	187
Dellwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Denmark Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Forest Lake	0	0	0	0	0	0	0	0	8	6	0	0	0	14
Grant	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grey Cloud Island Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hugo	0	0	0	0	0	0	0	0	24	0	0	0	0	24
Lake Elmo	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake St. Croix Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakeland	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakeland Shores	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landfall	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mahtomedi	0	0	0	0	70	0	0	0	0	0	0	0	0	70
Marine on St. Croix	0	0	0	0	0	0	0	0	0	0	0	0	0	0
May Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newport	0	0	0	0	0	0	0	0	4	0	0	0	0	4
Oak Park Heights	0	0	0	52	56	0	0	0	0	0	0	0	0	108
Oakdale	0	0	0	0	12	243	0	89	0	0	0	0	0	344
Pine Springs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scandia	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Mary's Point	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Paul Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stillwater	21	0	0	0	20	0	18	0	0	0	0	0	0	59
Stillwater Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Lakeland Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Willernie	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Woodbury	0	240	206	529	10	5	0	0	0	213	89	0	126	1,418
Unaffordable Rental Totals	21	240	206	581	168	248	18	89	36	219	89	187	126	2,228
Washington County Rental Totals	79	258	236	581	228	345	110	89	42	225	127	228	155	2,703

Affordable Housing Production in the Twin Cities   **February 2010**

County	Affordable Rental Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Anoka	111	77	71	120	21	0	83	8	31	4	0	63	0	589
Carver	39	48	30	0	29	6	0	39	0	36	87	0	48	362
Dakota	212	6	154	112	202	195	133	498	139	132	117	40	135	2,075
Hennepin	251	300	182	272	1,020	285	596	286	436	258	252	463	200	4,801
Ramsey	97	18	11	18	66	201	330	367	164	101	153	119	153	1,798
Scott	37	50	40	0	64	0	50	19	0	4	0	44	0	308
Washington	58	18	30	0	60	97	92	0	6	6	38	41	29	475
Affordable Rental Totals	805	517	518	522	1,462	784	1,284	1,217	776	541	647	770	565	10,408

County	All Other Rental Units													
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Anoka	14	6	9	328	37	0	88	109	243	81	40	182	143	1,280
Carver	26	0	0	53	417	112	127	190	75	0	76	1	60	1,137
Dakota	279	114	0	507	270	472	328	634	226	0	0	197	387	3,414
Hennepin	285	244	352	936	1,784	1,349	2,473	636	878	476	147	914	300	10,774
Ramsey	64	11	0	189	367	381	791	704	347	98	28	226	247	3,453
Scott	15	53	26	60	96	101	72	176	40	101	208	143	0	1,091
Washington	21	240	206	581	168	248	18	89	36	219	89	187	126	2,228
Unaffordable Rental Totals	704	668	593	2,654	3,139	2,663	3,897	2,538	1,845	975	588	1,850	1,263	23,377
Metro Area Owner Totals	1,509	1,185	1,111	3,176	4,601	3,447	5,181	3,755	2,621	1,516	1,235	2,620	1,828	33,785